



Asking Price Of £300,000

Maidenway Road,
Paignton, TQ3 2QB

A well presented four bedroom family home located within the sought after Preston location of Paignton. The property comprises of a welcoming entrance hallway, a modern open plan kitchen/diner/living space, four bedrooms with the master being en-suite, a further family bathroom, sunny south west facing rear gardens, off road parking and garage. The property is ideally situated within easy reach of schools, bus links, Paignton town and more.



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming inner porchway, featuring tiled flooring, overhead lighting and uPVC double glazed windows to the side aspect. A further uPVC double glazed door leads into the entrance hallway.

ENTRANCE HALLWAY A bright and welcoming entrance hallway with stairs rising to the first floor and doors providing access to the ground floor accommodation. The hallway benefits from a cast iron gas central heating radiator, overhead lighting and a useful cupboard housing the meters and fuse box.

KITCHEN / DINING / LIVING ROOM A particularly impressive and versatile open plan kitchen, dining and living space, ideally suited to modern family living and entertaining. The beautifully fitted kitchen comprises an extensive range of wall, base and drawer units, complemented by quartz work surfaces. There is an inset composite sink with drainer integrated into the quartz worktop, two electric single ovens with grill functions and an induction hob with extractor above. The island incorporates the cooking facilities and provides an impressive breakfast bar with further quartz work surfaces, creating a sociable focal point to the room. A tiled splashback and uPVC double glazed window and door overlooking and leading out to the rear gardens complete the kitchen area. The adjoining living and dining space provides an excellent amount of room for a range of furnishings, together with an electric fire. The dining area benefits from additional built in storage cupboards, thoughtfully designed to complement the kitchen cabinetry, together with dedicated space for an American style fridge/freezer. The living and dining areas further benefit from two cast iron gas central heating radiators, a uPVC double glazed bay window overlooking the front aspect and a further uPVC double glazed window enjoying views over the sunny rear gardens.

FIRST FLOOR

BEDROOM TWO A generously proportioned double bedroom positioned to the front aspect of the property, offering ample space for bedroom furnishings and benefitting from a uPVC double glazed window and cast iron gas central heating radiator.

BEDROOM THREE A further superbly sized double bedroom, similar in proportions to Bedroom Two, with ample space for furnishings. A uPVC double glazed window overlooks the sun soaked rear gardens, complemented by a cast iron gas central heating radiator.

BEDROOM FOUR A well proportioned single bedroom which would make an ideal child’s bedroom, home office or study. The room benefits from a uPVC double glazed window and cast iron gas central heating radiator.

FAMILY BATHROOM A three piece bathroom suite comprising a low level flush WC, pedestal wash hand basin and panelled bath with shower attachment over and protective glass screen. There is a useful storage cupboard housing the Worcester combination boiler, together with complementary tiling, a uPVC obscured double glazed window and cast iron gas central heating radiator with heated towel rail above.

SECOND FLOOR

BEDROOM ONE A substantial master bedroom suite occupying the entire second floor and offering an abundance of space for a range of furnishings. The bedroom features built in wardrobes, uPVC double glazed French doors opening onto a Juliet balcony, a further uPVC double glazed window to the side and a cast iron gas central heating radiator. A door leads through to the en-suite.

EN-SUITE A three piece suite comprising a low level flush WC, wall hung wash hand basin and corner shower enclosure. The room benefits from part tiled walls, a uPVC obscured double glazed window and a stylish black heated towel rail.

OUTSIDE The property enjoys a particularly attractive south west facing rear garden, thoughtfully arranged to provide a combination of entertaining, relaxation and low maintenance outdoor space. Directly accessed from the kitchen, four steps lead down to an exceptionally large patio area providing an ideal setting for alfresco dining and entertaining. Further steps lead down to an additional patio area, with an artificial lawn beyond and a barked play area. The garden is complemented by a selection of mature shrubs and established planting, together with access to the garage.

GARAGE Accessed via a metal up and over door, the garage provides excellent storage space and benefits from overhead lighting, electrical points and uPVC double glazed windows.

FRONT To the front of the property is a private off road parking area.



Address ‘Maidenway Road, Paignton, TQ3 2QB’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’73 | C’

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ